

BOARD OF APPEAL REFERRALS

April 8, 1982

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Mattapan
11. Z-5593 Sun Realty Trust No. 2
Stuart Roffman, Trustee
1686 Commonwealth Avenue, Brighton
12. Z-5595 Chris Karys
1408 Centre Street, Roslindale
13. Z-5598 Harbor Realty Trust
Frederick Mannix, Trustee
265 C Street, South Boston

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

April 8, 1982

Hearing: 5/4

Z-5536.
Black & Decker
12 Leo M Birmingham Parkway
Brighton
at Western Avenue

One story structure on corner lot

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

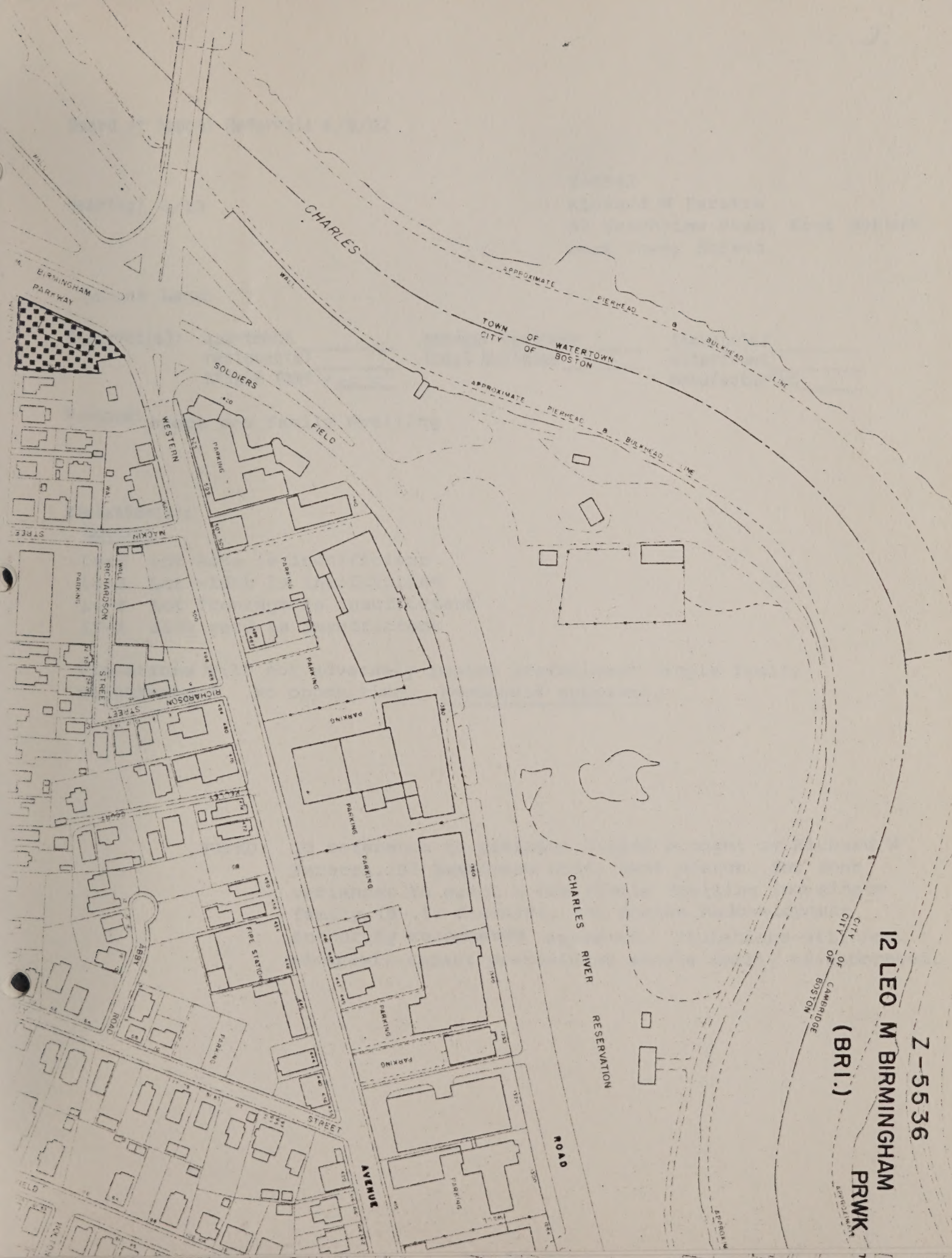
Purpose: erect one story addition to sales-showroom structure

Violation(s):
Section

- 18-1 Front yard is insufficient
- 18-2 Traffic visibility across corner is insufficient
- 18-4 Front yard is insufficient (Waverly St)

Immediate area is commercial. Petitioner proposes to expand existing retail-showroom facility by constructing a one story addition at right side of structure. Adequate off street parking will be provided. Allston Civic Association has no opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5536, brought by Black & Decker, 12 Leo M Birmingham Parkway, Brighton, for three variances to erect a one story addition to sales-showroom structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-5536

12 LEO M BIRMINGHAM

(BRI.)

PRWK

CITY OF CAMBRIDGE
CITY OF BOSTON

CHARLES RIVER
RESERVATION

ROAD

AVENUE

CHARLES

TOWN OF WATERTOWN
CITY OF BOSTON

FIELD

SOLDIERS

WESTERN

MCKIN

RICHARDSON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5542
Richard W Faretra
57 Beachview Road, East Boston
near Tower Street

Vacant Land

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-.5 _____ manufacturing _____

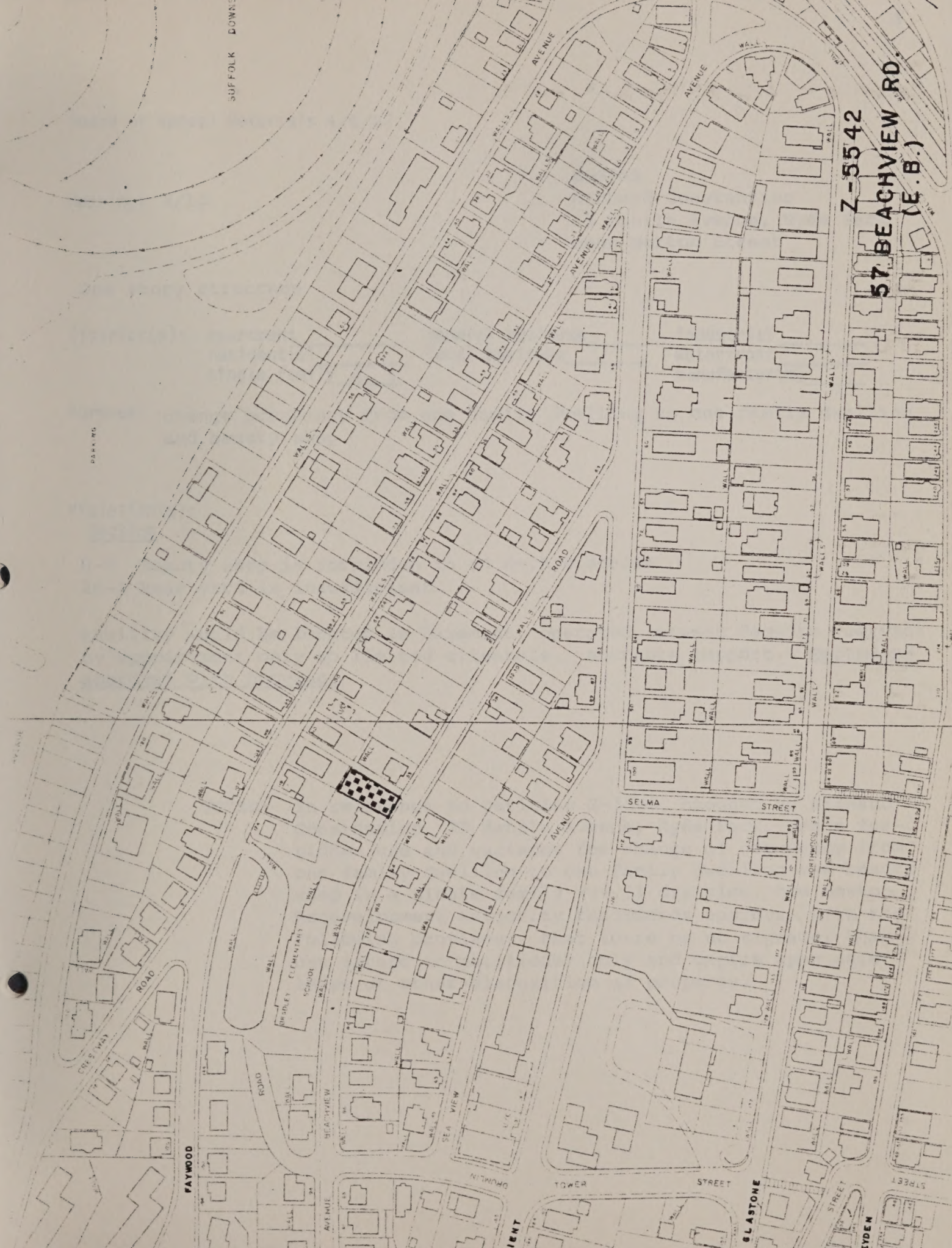
Purpose: erect one family dwelling

Violation(s):
Section

- 14-1 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Lot frontage is insufficient
- 19-1 Side yard is insufficient

Violations will not adversely impact predominant single family neighborhood. No opposition. Recommend approval.

VOTED: In reference to petition Z-5542 brought by Richard W Faretra, 57 Beachview Road, East Boston, for four variances to erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations will not adversely impact predominant single family neighborhood.



SUFFOLK DOWNS

Z-5542
57 BEACHVIEW RD.
(E.B.)

PAYWOOD

BEACHVIEW

CLAYTON

SELMA

STREET

STREET

CLAYTON

STREET

STREET

Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5545

Richard Constantino
25 Manila Avenue, Hyde Park
near Norton Street

One story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: change occupancy from one family dwelling to one family dwelling
and beauty shop

Violation(s):
Section

8-7 Beauty shop is forbidden in an S-.5 district
20-1 Rear yard is insufficient

Facility would be located in basement, operated between 9am-5pm; service
by appointment only to limited clientele. Abutters support. Recommend
approval with provisos.

VOTED: In reference to petition Z-5545 brought by Richard Constantino, 25 Manila Avenue, Hyde Park, for a forbidden use and variance for change of occupancy from one family dwelling to one family dwelling and beauty shop in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no signage; that use extend to petitioner only and expire upon sale, lease or other disposition of property.

Z-5545
25 MANILA AVE.
(H.P.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5565

Essex Bituminous Corp
139 Cummings St & 91 South
Bay Avenue, Boston

Vacant land

District(s): apartment _____ general business _____ industrial I-2
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use premises for manufacturing of asphalt paving mixtures;
erect two story office-computer room structure

Violation(s):

Section

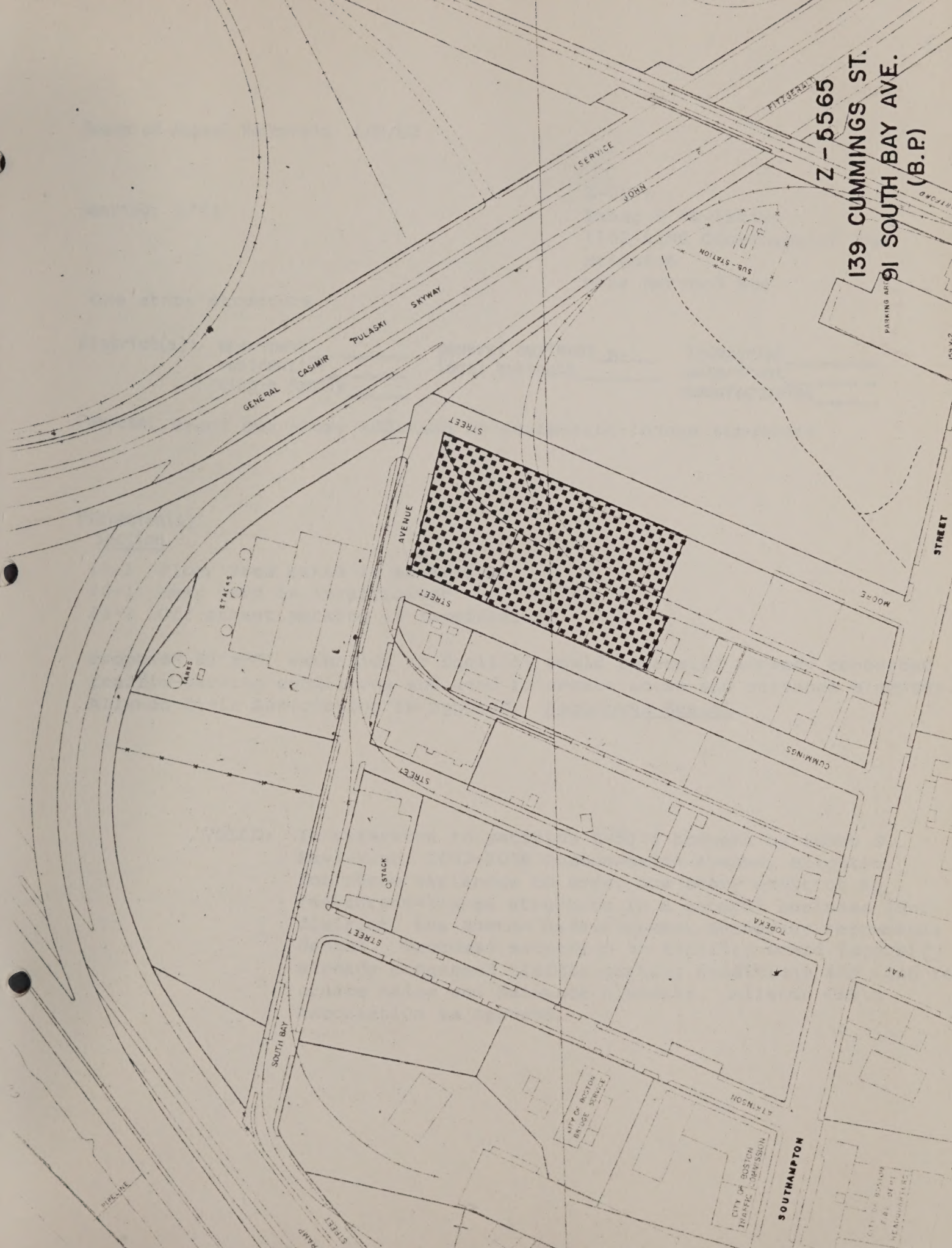
- 8-7 Manufacture of asphalt products is conditional in an I-2 district
8-7 Outdoor storage of sand, stone and similar material accessory to a
manufacturing use is forbidden if material is not fully enclosed and
if dust and dirt are not confined to the lot

Environmental questions re open stockpiling of sand and gravel, open
conveyors, asphalt crushing operation, odor control, outdoor storage
of propane presently concern the State Department of Environmental
Quality Engineering.

Worcester Square Area Neighborhood Association, South Boston Residents
Group, South Boston Citizens Association, South Boston Information Center
and St Vincents Association have expressed opposition because of odors
and tendency of truck traffic using neighborhood streets. Recommend
denial without prejudice.

VOTED: In reference to petition Z-5565, brought by Essex
Bituminous Corp., 139 Cummings Street & 91 South Bay
Avenue, Boston, for a conditional use and forbidden use
for use of premises for manufacturing of asphalt paving
mixtures and to erect a two story office-computer room
structure in an industrial (I-2) district, the Boston
Redevelopment Authority recommends denial without preju-
dice. Environmental questions re open stockpiling of
sand & gravel, open conveyors, asphalt crushing operation,
odor control, outdoor storage of propane presently con-
cern the State Department of Environmental Quality
Engineering. South Boston & South End citizen groups
have expressed opposition because of odors and tendency
of truck traffic using neighborhood streets.

Z-5565
139 CUMMINGS ST.
91 SOUTH BAY AVE.
(B.P.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5575
Sahag S Kavlakian
1192-1198 Commonwealth Ave
Brighton
near Harvard Ave

One story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition to restaurant-lounge structure

Violation(s):

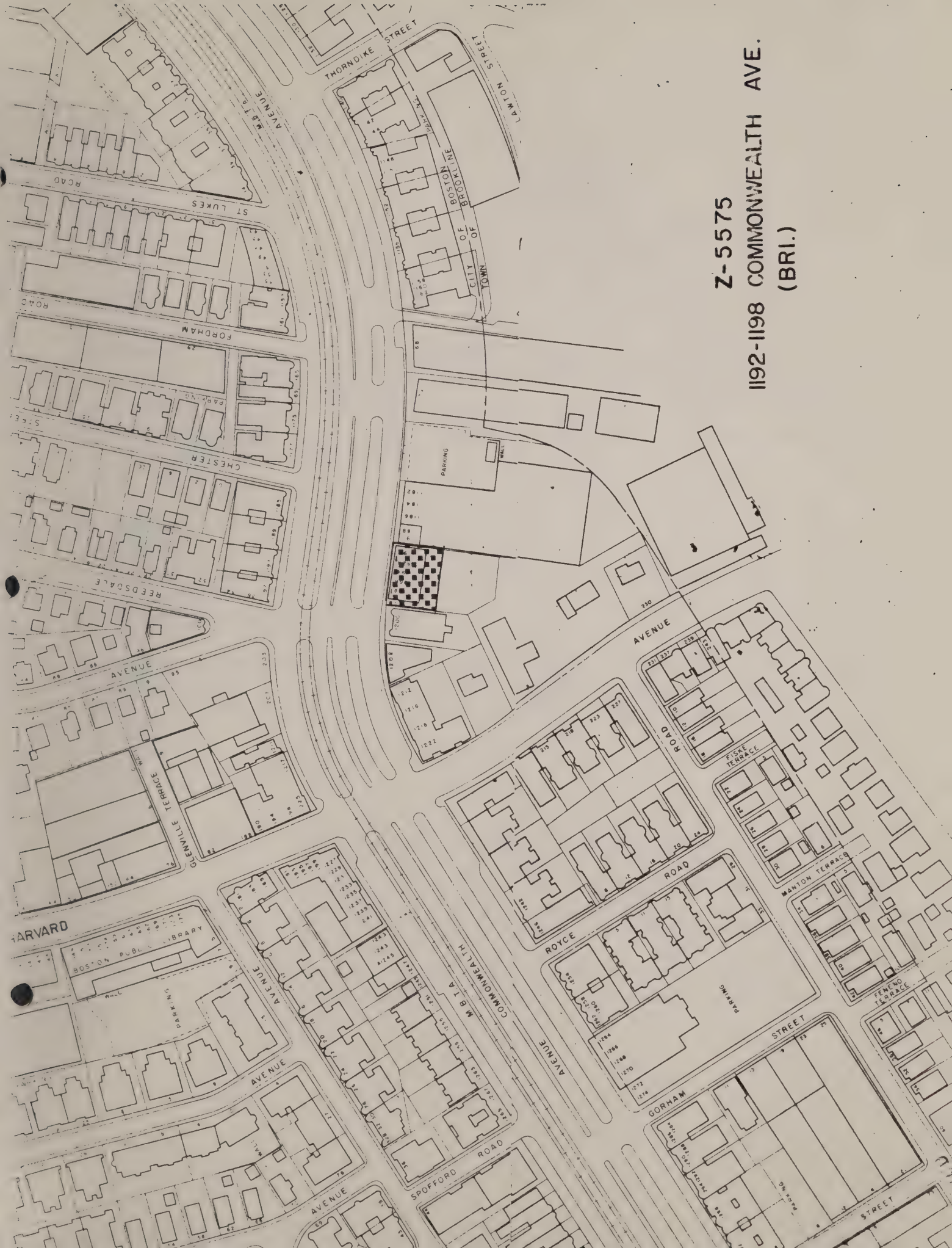
Section

- 15-1 Floor area ratio is excessive
- 20-1 Rear yard is insufficient
- 23-2 Off street parking is insufficient

Proposed 85'x30' extension to facility would intensify already congested traffic-parking conditions and tend to create noise and nuisance elements. Allston Civic Association is opposed. Recommend denial.

VOTED: In reference to petition Z-5575 brought by Sahag S. Kavlakian, 1092-1098 Commonwealth Avenue, Brighton, for three variances to erect one story addition to restaurant-lounge structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Proposed extension to facility would intensify already congested traffic-parking conditions and tend to create noise and nuisance elements. Allston Civic Association is opposed.

(BRI.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5576
Joseph Giavangelo
30 Ridgecrest Drive,
West Roxbury
near Mann Street

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from two family dwelling to four apartments;
erect two story addition

Violation(s):

Section

- 8-7 Dwelling converted for more families is forbidden in S-.5 & R-.5 districts
14-1 Lot area is insufficient

Property is located opposite Ridgecrest Apartment housing development. Addition will be constructed at rear facing Washington Street. Off street parking is adequate. No opposition. Recommend approval.

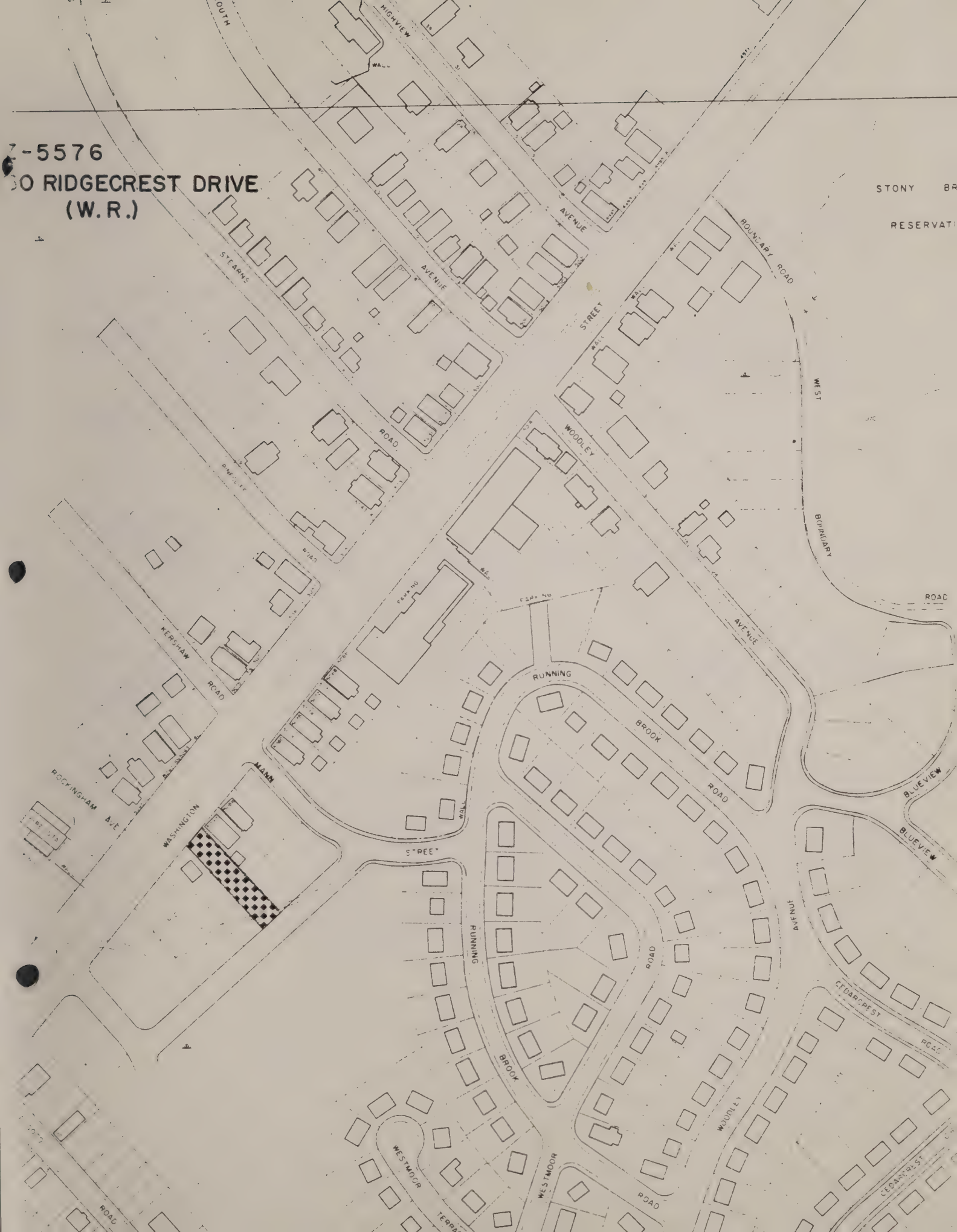
VOTED: In reference to petition Z-5576 brought by Joseph Giavangelo, 30 Ridgecrest Drive, West Roxbury, for a forbidden use and variance for change of occupancy from two family dwelling to four apartments and erect two story addition in single family (S-.5) & residential (R-.5) districts, the Boston Redevelopment Authority recommends approval. Occupancy is compatible with adjacent apartment development.

7-5576

50 RIDGECREST DRIVE
(W.R.)

STONY BR

RESERVATION



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5577

Robert Forte

12 Prescott St, Hyde Park

near Neponset Valley Parkway

2½ story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-.5</u>		manufacturing _____

Purpose: change occupancy from four to six apartments

Violation(s):

Section

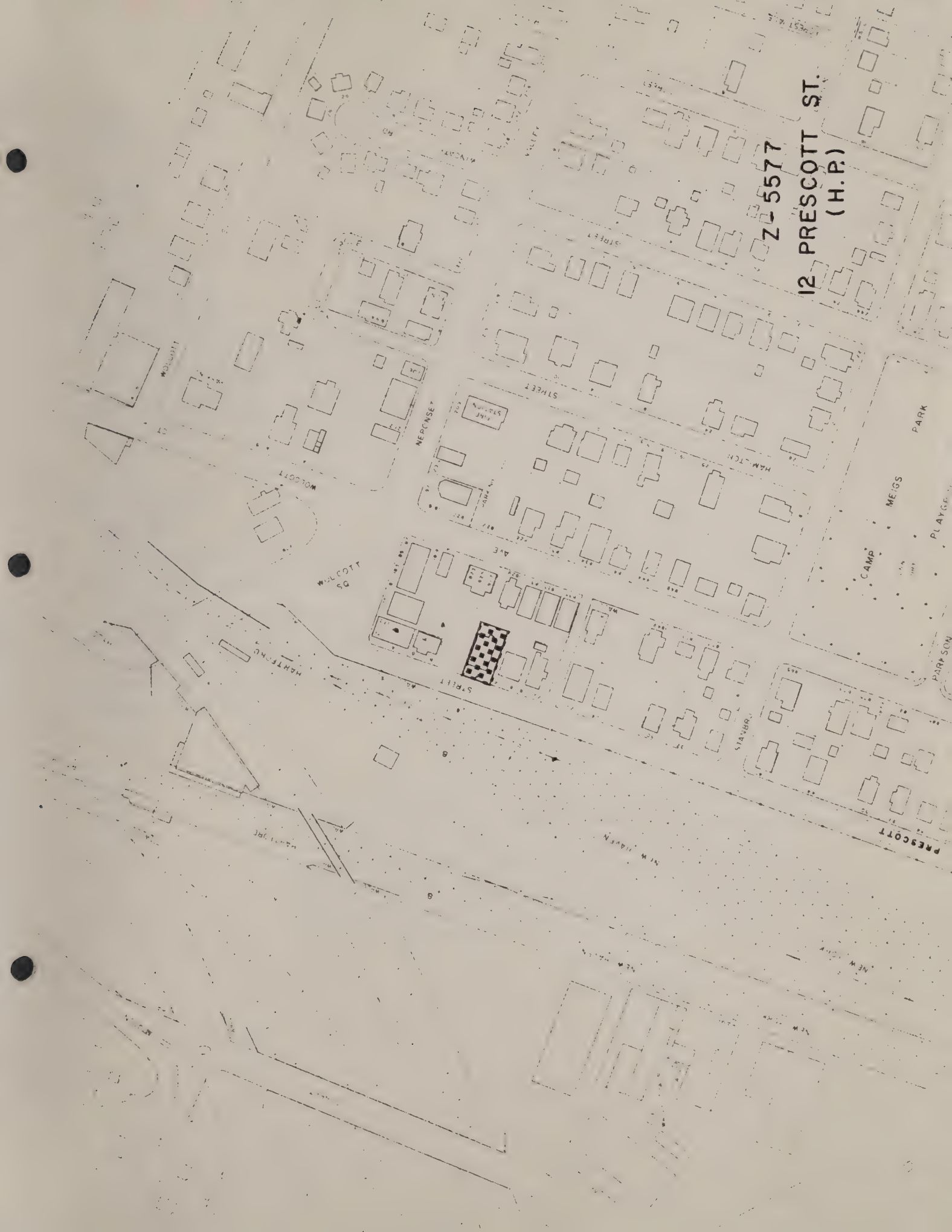
- 8-7 Dwelling converted for more families is forbidden in an S-.5 district
- 9-1 Increase in non conforming use
- 15-1 Floor area ratio is excessive

Proposal will seriously overcrowd the dwelling. Parking accommodations on street are inadequate. Abutters express strong opposition. Recommend denial.

VOTED: In reference to petition Z-5577 brought by Robert Forte, 12 Prescott Street, Hyde Park, for a forbidden use, a non conforming use and variance for change of occupancy from four to six apartments in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal will seriously overcrowd the dwelling. Parking accommodations on street are inadequate. Abutters express strong opposition.

Z-5577

12 PRESCOTT ST.
(H.P.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5578

Paul J Harrington
15 Hilltop Street, Dorchester
near Hallet Street

Vacant land

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: relocate 2½ story structure on new foundation

Violation(s):

Section

18-1 Front yard is insufficient

20-1 Rear yard is insufficient

It is proposed to relocate a 2½ story frame dwelling from its present location at 593 Gallivan Boulevard abutting St Brendan's Church to new foundation on vacant Hilltop Street site. Two family dwelling will be compatible with surrounding properties. Neighbors and abutters support. Recommend approval.

VOTED: In reference to petition Z-5578, brought by Paul J. Harrington, 15 Hilltop Street, Dorchester, for two variances to relocate residential structure on new foundation in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Relocated two family dwelling is compatible with surrounding properties.

Z-5578

15 HILLTOP ST.

(DOR.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5586

Joseph R DiGangi
103 Charter Street, Boston
near Snow Hill Street

Three story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from four to six apartments; erect two story addition

Violation(s):

Section

- 8-7 Dwelling converted for more families which does not meet the open space requirements is forbidden in an H-3 district
- 15-1 Floor area ratio is excessive
- 17-1 Open space is insufficient

Occupancy increase is inappropriate. The North End area is seriously congested, streets are narrow and parking is unavailable. Proposed two story addition is contrary to the architectural character and continuity of neighborhood structures. Recommend denial.

VOTED: In reference to petition Z-5586 brought by Joseph R. DiGangi, 103 Charter Street, Boston, for a forbidden use and two variances for change of occupancy from four to six apartments and erect two story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Occupancy increase is inappropriate. The North End area is seriously congested, streets are narrow and parking is unavailable. Proposed two story addition is contrary to the architectural character and continuity of neighborhood structures.

RIVER

C H A R L E S



Z-5586
103 CHARTER ST.
(B.P.)

Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5590-5592

Barrett Chisholm Funeral Home Inc
4 & 8 Fremont Street &
1518 Blue Hill Ave, Mattapan

Three structures (3-1-3 stories)

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide - three separate lots

Violation(s):

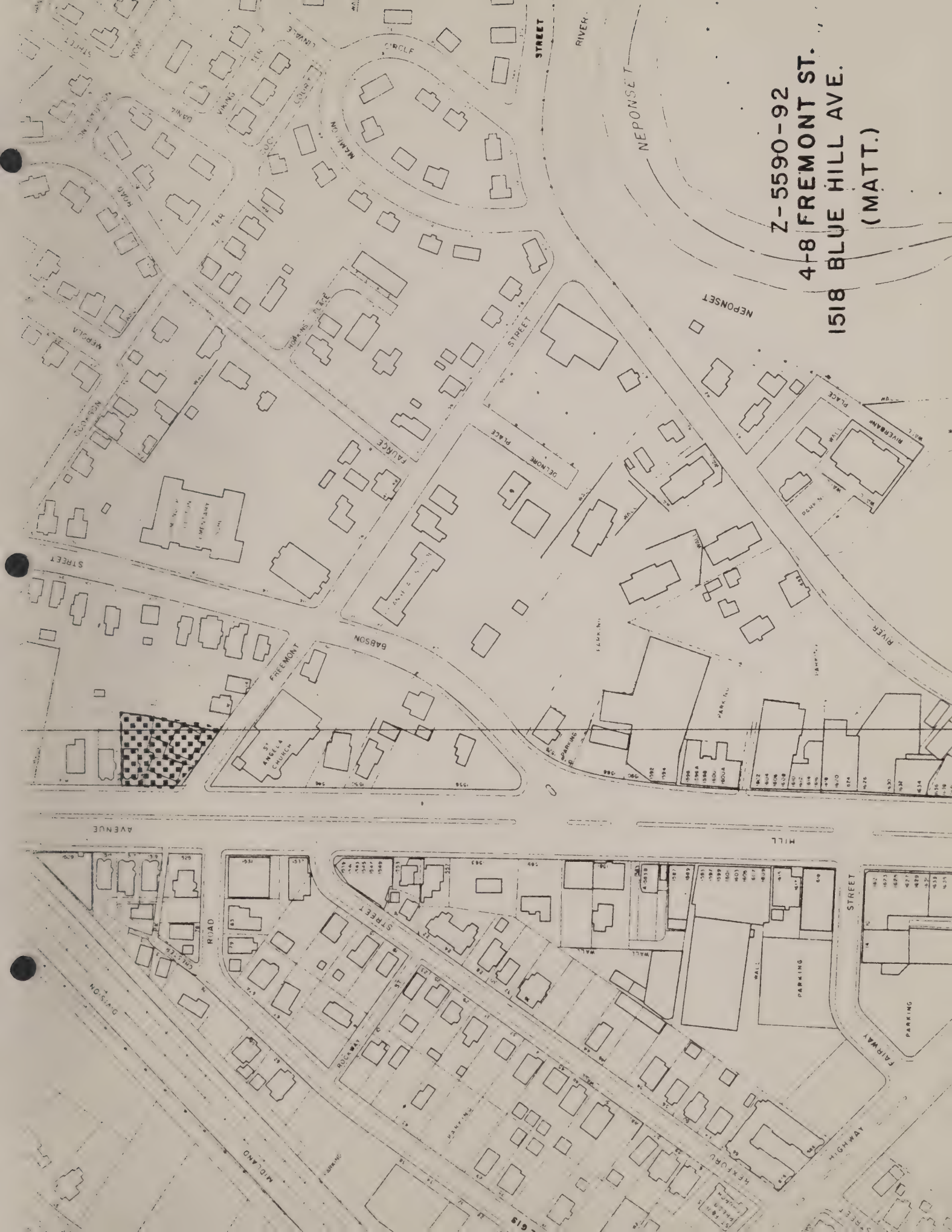
Section

- 14-1 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Lot frontage is insufficient
- 15-1 Floor area ratio is insufficient
- 17-1 Open space is insufficient
- 19-1 Side yard is insufficient
- 20-1 Rear yard is insufficient

Subdivision will create three separate lots for funeral home, three and six family dwellings and allow petitioner to renegotiate mortgage terms.
Recommend approval.

VOTED: In reference to petitions Z-5590-5592 brought by Barrett-Chisholm Funeral Home Inc, 4 & 8 Fremont Street & 1518 Blue Hill Avenue, Mattapan, for twelve variances to subdivide in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Violations technical. No adverse impact.

Z-5590-92
4-8 FREMONT ST.
1518 BLUE HILL AVE.
(MATT.)



Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5593

Sun Realty Trust No. 2
Stuart Roffman, Trustee
1686 Commonwealth Ave, Brighton
near Sutherland Road

One story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from new and used car sales and service and hardware store to new and used car sales, service, body repair, leasing and renting of automobiles

Violation(s):

Section

- 8-7 Rental and leasing of automobiles is forbidden in an L-1 district
8-3 Change in conditional use

An increase of automotive uses at this site will have a negative impact on immediate residential neighborhood. Allston Civic Association is opposed. Recommend denial.

VOTED: In reference to petition Z-5593 brought by Sun Realty Trust No. 2, 1686 Commonwealth Avenue, Brighton, for a forbidden use and a conditional use for change of occupancy from new and used car sales and service and hardware store to new and used car sales, service, body repair, leasing and renting of automobiles in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. An increase of automotive uses at this site will have a negative impact on immediate residential neighborhood. Allston Civic Association is opposed.



Z-5593

1686 COMMONWEALTH AV

(BRI.)

Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5595

Chris Karys

1408 Centre Street, Roslindale
near Weld Street

Two story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

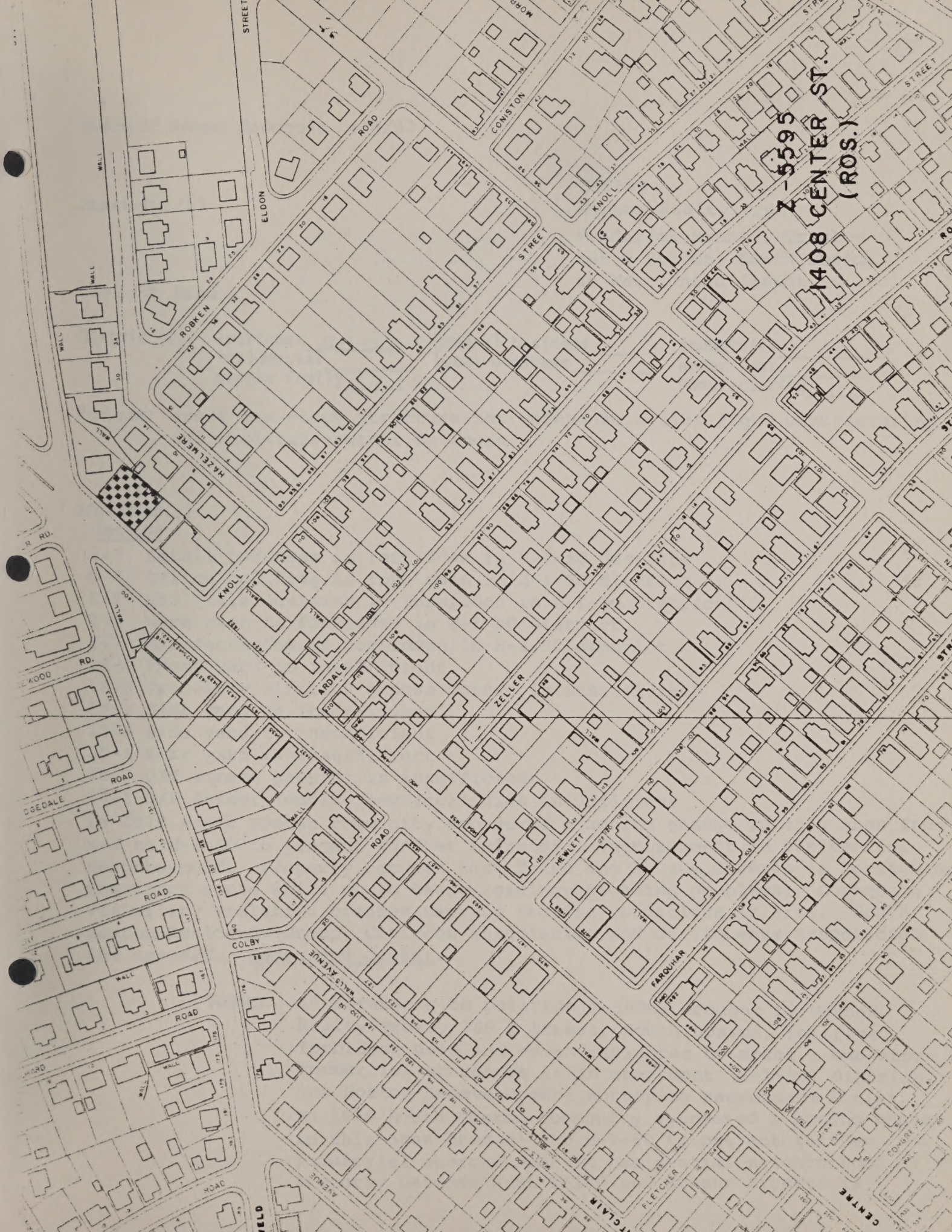
Purpose: change occupancy from TV sales-service, barber shop, retail store to TV sales-service, barber shop, retail store & offices

Violation(s):
Section

15-1 Floor area ratio is excessive

Office use is consistent with small local commercial area. No neighborhood opposition. Recommend approval.

VOTED: In reference to petition Z-5595, brought by Chris Karys, 1408 Centre Street, Roslindale, for a variance for change of occupancy from TV sales-service, barber shop, retail store to TV sales-service, barber shop, retail store and offices in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Office use is consistent with small local commercial area.



Z-5595

1408 CENTER ST.

(ROS.)

Board of Appeal Referrals 4/8/82

Hearing: 4/13

Z-5598

Harbor Realty Trust

Frederick Mannix, Trustee
 265 C Street, South Boston
 at West Third Street

Vacant land

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect one story structure for warehouse, office, light manufacturing
 and wholesale-retail business

Violation(s):

Section

- 8-7 Retail business is forbidden in H-1-50 district
- 8-7 Office building is forbidden in H-1-50 district
- 8-7 Wholesale business is forbidden in H-1-50 district
- 8-7 Warehouse is forbidden in H-1-50 district
- 8-7 Manufacturing is forbidden in H-1-50 district
- 18-1 Front yard is insufficient
- 18-3 Traffic visibility across corner is insufficient
- 19-1 Side yard is insufficient
- 19-6 Side yard is insufficient
- 20-1 Rear yard is insufficient
- 23-7 Off street parking is insufficient
- 24-1 Off street loading bay facilities insufficient

In 1978 South Boston community sponsored a zoning change in this area from M-2 to H-1-50 to prevent further industrial encroachment in residential neighborhood. Property between West Third and Athens Streets is located on the truck route which could cause loading-unloading problems. Corner visibility violation creates serious traffic conditions at site. South Boston Residents Group, Citizens Association and St Vincents Association are opposed. Recommend denial.

VOTED: In reference to petition Z-5598, brought by Harbor Realty Trust, 265 C Street, South Boston, for five forbidden uses and seven variances to erect a one story commercial structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. In 1978 South Boston community sponsored a zoning change in this area from M-2 to H-1-50 to prevent further industrial encroachment in residential neighborhood. Property between West Third and Athens Streets is

located on the truck route which could cause loading-unloading problems. Corner visibility violation creates serious traffic conditions at site. South Boston Residents Group, Citizens Association and St Vincents Association are opposed.

(S.B.)

